



City of El Paso – City Plan Commission Staff Report
(REVISED)

Case No: SUSU13-00074 Montwood Street
Application Type: Extension Request to Complete Subdivision Improvements
CPC Hearing Date: September 19, 2013

Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: East of Rich Beem at Montwood
Legal Description Acreage: 17.08 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: C-2 (Commercial) and R-5 (Residential)
Proposed Zoning: C-2 (Commercial) and R-5 (Residential)

Nearest School: El Dorado 9th Grade High (.57 mile)
Nearest Park: Tierra Del Este #62 Park (.14 mile)
Park Fees: N/A
Impact Fee: N/A

Property Owner: Ranchos Real XIV, LLC
Applicant: Ranchos Real XIV, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: C-2/c / R-5 / Residential Development
South: ETJ / Vacant
East: ETJ / Vacant
West: C-1 / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension for construction of the subdivision improvements for the median and parkway landscaping in accordance with Section 19.28.010.A of the previous subdivision code (*the city plan commission may grant up to two one-year extensions of time for completion of the required subdivision improvements.*) for Montwood Street.

Per Section 19.28.020(C)2- (Guarantees) of the previous subdivision code, the City Plan Commission may determine that no security is required:

Exceptions to Security Required. Upon the determination by the city plan commission that delay was caused by a governmental entity, utility, or when the commission finds that economic hardship would result and that there is a public purpose for not requiring security.

The applicant states that improvements have been delayed in order to coordinate the construction of a proposed annexation, development agreement and donation of land for a future Sports Complex abutting this subdivision to the south.

CASE HISTORY

The City Plan Commission approved Montwood Street on a Major Combination basis on January 14, 2010. The subdivision plat was then recorded on September 21, 2011.

CURRENT REQUEST

The applicant is requesting a one-year extension for construction of the subdivision improvements in accordance with Section 19.28.010(A) of the previous subdivision code. This is the first extension of its kind for this subdivision.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the one-year extension requested for Montwood Street to complete subdivision improvements per Section 19.28.010.A – (Construction of subdivision improvements) of the former Subdivision Ordinance, as the delay is being caused by a governmental entity. The applicant and city are finalizing the development agreement for the annexation and proposed donation of land for a sports complex.

If approved, the extension will be valid until **September 21, 2014**. Failure to complete the required improvements within the provided time and applicable extensions shall require the applicant to resubmit a subdivision application pursuant to Title 19 as written at the time of resubmittal.

Planning Division Recommendation

Approval as negotiations between the applicant and city are ongoing.

Attachments

1. Location Map
2. Aerial Map
3. Final Plat
4. Preliminary Plat
5. Extension Request Letter
6. Application

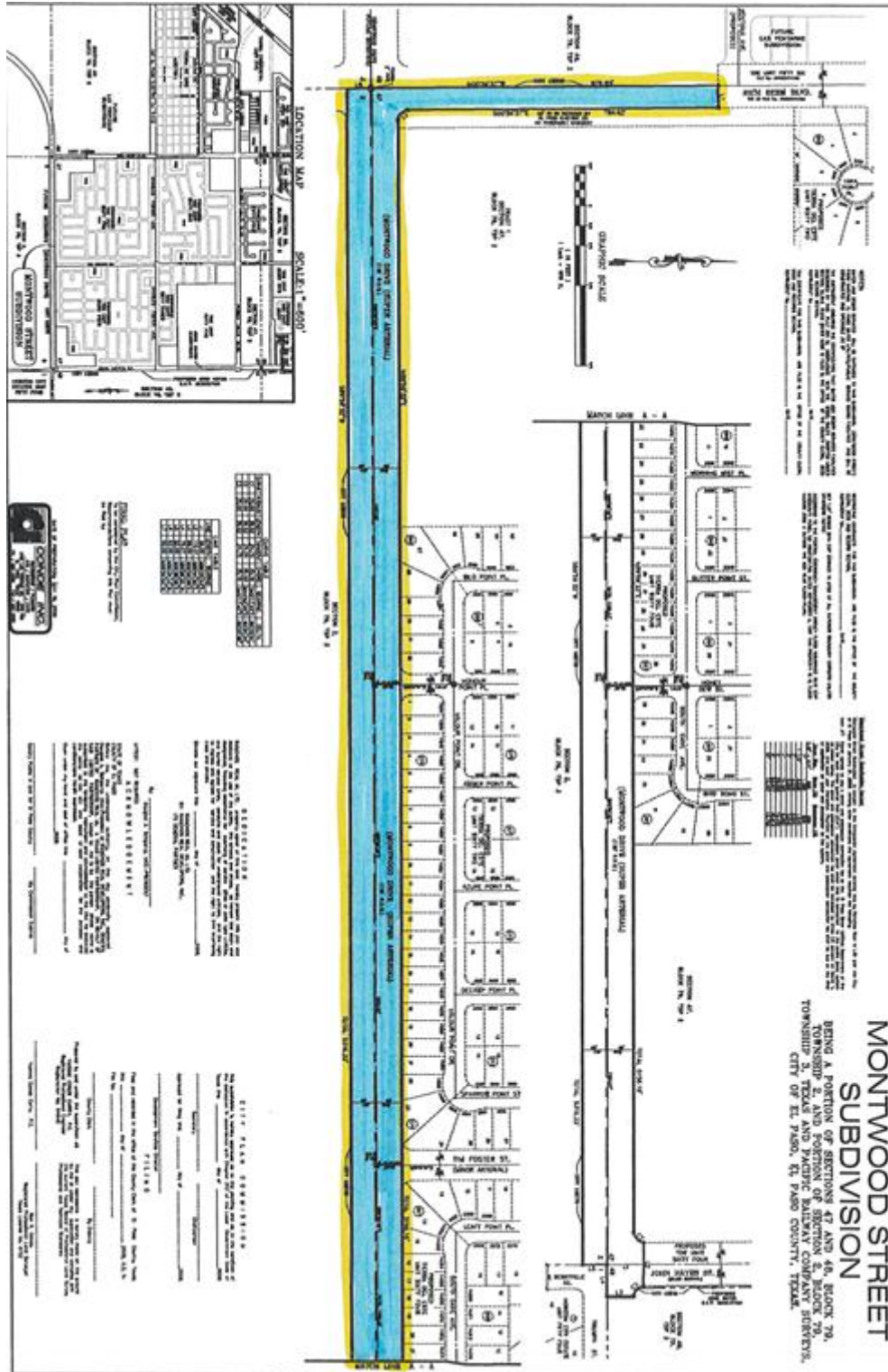
ATTACHMENT 1



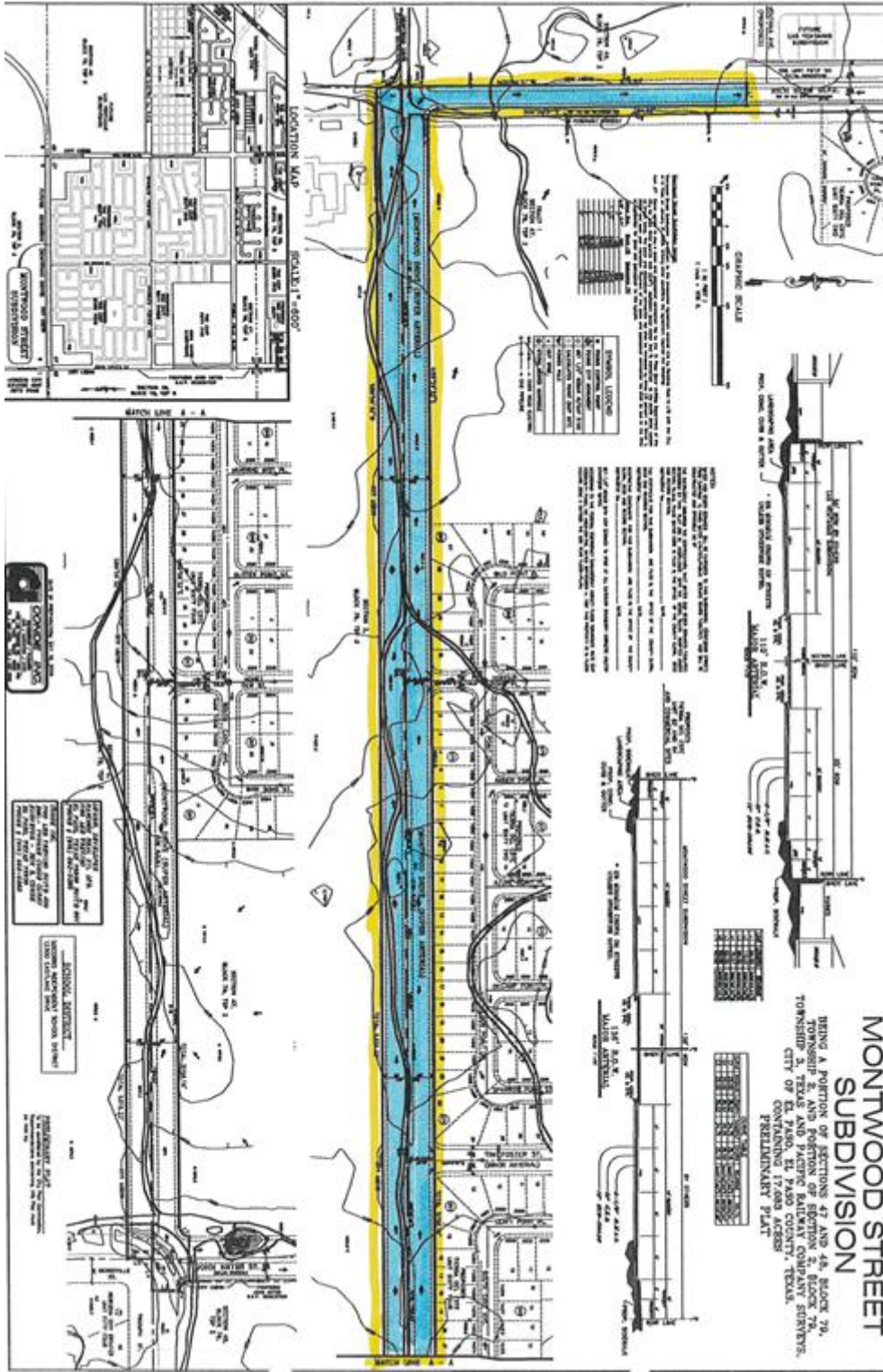
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



September 5, 2013

Planning Department
City of El Paso
El Paso, Texas 79901

Attention: **Raul Garcia**

Re: MONTWOOD STREET – Construction Improvement Extension request

Dear Mr. Garcia,

The plat for Montwood Street was filed on September 21, 2011. As per Section 19.28.010 we are requesting a one year extension for construction of the subdivision improvements for the median and parkway landscaping in order to time the construction of the newly proposed Annexation land and Sports Complex that abuts this street. The subdivision Improvements are scheduled to be completed by September 21, 2014. If you have any questions or comments on this matter please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Conde
Conde, Inc.

ENGINEERING/PLANNING/SURVEYING

6000 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0922 / FAX (915) 592-0299

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: July 31, 2013

FILE No. SUSU13-00074

1. SUBDIVISION NAME: Montwood Street Subdivision
2. DATE REQUESTED: July 31, 2013
3. DEVELOPER'S NAME: Ranchos Real XIV, LLC
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0290
4. ENGINEER'S NAME: Conde, Inc.
ADDRESS: 6080 Surety Drive, Suite 300, El Paso, TX 79905
PHONE: 592-0283
5. SUBDIVISION FILING DATE: September 21, 2011
6. REASON FOR REQUEST: Extension requested for the median and parkway due to delays caused by several Utility entities.
7. PROPOSED COMPETITION SCHEDULE: September 21, 2014
(Attach Documents)

I certify that the statements made in this application for **Time Extension to Complete Subdivision Improvements** are true and correct, and I agree to be bound by the Completion Schedule finally **adopted** and approved by the City Plan Commission.

CASHIER'S VALIDATION
FEE: \$150.00


Signature of Applicant/Representative

RANCHOS REAL XIV, LLC.

BY: DOUGLAS A. SCHWARTZ, MANAGER

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS